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Doc#: 2216517067 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/14/2022 01:33 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

Dec ID 20220501614748  
ST/CO Stamp 0-523-153-488 ST Tax \$150.00 CO Tax \$75.00  
City Stamp 1-360-883-792 City Tax: \$1,666.70

The above space for recorder's use only

**THE GRANTOR(S)**, TVC FUNDING IV REO, LLC, a Delaware Limited Liability Company,  
for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable  
consideration, in hand paid, **CONVEY** and **SPECIALLY WARRANT(S)** to **THE**  
**GRANTEE(S)**: BLUE DOOR DAVE HOLDINGS LLC, an Illinois Limited Liability Company  
with an address of 1448 E. SAND ST #337  
CHICAGO, IL 60615

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED EXHIBIT A**

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements, violations, and  
general real estate taxes and/or assessments for 2022 and subsequent years, existing charges,  
assessments, liens of record, building violations, utilities, and zoning regulations or violations.  
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of  
the State of Illinois. To have and to hold said premises with all the rights, privileges, appurtenances  
and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto  
Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the  
premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor  
will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs,

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successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor only. The Grantor does not warrant against title defects arising from conditions that existed before it owned the property.

PERMANENT INDEX NUMBER: 25-15-314-020-0000

ADDRESS OF PROPERTY: 10816 SOUTH CALUMET AVENUE, CHICAGO, ILLINOIS 60628

Dated this 24 day of May, 2022.

TVC FUNDING IV REO, LLC, a Delaware Limited Liability Company

  
 Name: Justin Wenk  
 Title: Vice President

STATE OF Illinois )  
 )SS  
 COUNTY OF Cook )

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that Justin Wenk, as authorized signatory for TVC FUNDING IV REO, LLC, a Delaware Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing SPECIAL WARRANTY DEED, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 24 day of May, 2022

  
 NOTARY PUBLIC

OFFICIAL SEAL  
 ISABELLE EISEN  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 1/28/2028


This instrument prepared by:  
 ERIC FELDMAN & ASSOCIATES P.C.  
 123 W Madison St, Suite 1704,  
 Chicago, IL 60602

Mail to/Tax Bill to:  
Blue Door Dave Holdings, LLC.  
1748 E. 520th #227  
CHICAGO, IL 60615

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## EXHIBIT A – LEGAL DESCRIPTION

LOT 2763 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 7 OF THE WEST 3/4 OF THE NORTH 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

| REAL ESTATE TRANSFER TAX                                                          |          | 14-Jun-2022 |
|-----------------------------------------------------------------------------------|----------|-------------|
|  | CHICAGO: | 1,125.00    |
|                                                                                   | CTA:     | 450.00      |
|                                                                                   | TOTAL:   | 1,575.00 *  |

25-15-314-020-0000 | 20220501614748 | 1-360-883-792

\* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX                                                          |           | 14-Jun-2022 |
|-----------------------------------------------------------------------------------|-----------|-------------|
|  | COUNTY:   | 75.00       |
|  | ILLINOIS: | 150.00      |
|                                                                                   | TOTAL:    | 225.00      |

25-15-314-020-0000 | 20220501614748 | 0-523-153-488

Property of Cook County Clerk's Office